

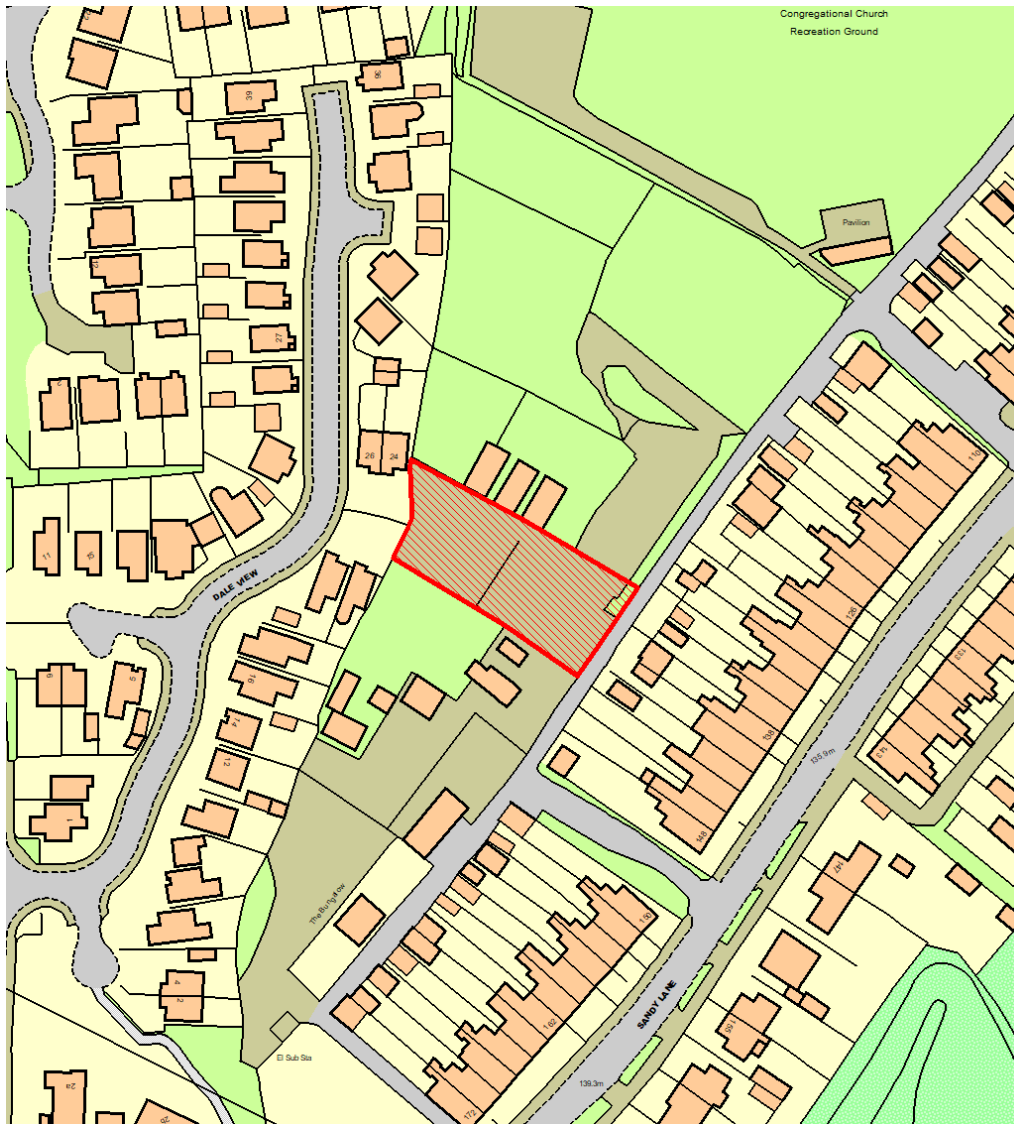
Proposed development: Full Planning Application for Construction of two bedroom bungalow with associated drive and fencing

Site Address:

**Land to rear of 136 to 142 Sandy Lane,
Lower Darwen
BB3 0PN**

Applicant: Mr Michael Young

**Ward: Blackburn South & Lower Darwen Councillors: John Slater
Jacqueline Slater
Denise Gee**



1.0 SUMMARY OF RECOMMENDATION

1.1 APPROVE – subject to conditions set out within section 4 of this report

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1 This application is before the Planning and Highways Committee, in accordance with the Scheme of Delegation, due to the receipt of public objections (6no).

2.2 Assessment of the application establishes that the proposal will deliver a high quality bespoke housing development which will widen the choice of family housing, in support of the Borough's planning strategy for housing growth, as set out in the Core Strategy. The proposal is also satisfactory from a technical point of view, with all issues having been addressed through the application, or capable of being controlled or mitigated through planning conditions.

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The application site relates to a parcel of land positioned to the rear of no's 136 to 142 Sandy Lane and to the west of the Dale View housing estate.

3.1.2 The site forms part of a landscape break designated under Policy 41 of the adopted Local Plan Part 2, though is undesignated within the emerging Local Plan 2021-2037

3.1.3 The site is known to have previously formed part of a larger area occupied by allotment and stable buildings. However, at the time of application being assessed, the site has been cleared of vegetation and currently contains two touring caravans, and associated outbuildings; none of which have the benefit of planning approval. The site periphery is secured by a circa 2m high timber fence with concrete supports and base. Stone chippings cover much of the site.





3.2 Proposed Development

3.2.1 Full planning permission is sought for erection of a 2 bedroom bungalow. The property would be positioned approximately central within the plot. The unit's appearance is standard, incorporating a true pitched roof and bay window detail to the front elevation. Proposed materials include brick plinth detail with rendered upper walling and dark grey concrete roof tiles.

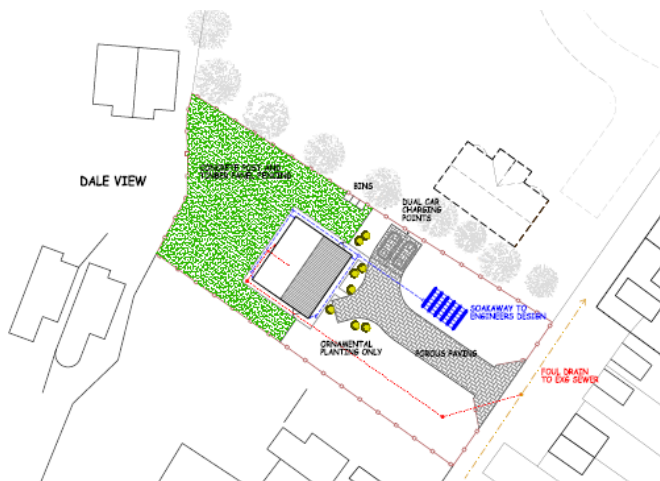


Fig 1: Proposed site plan

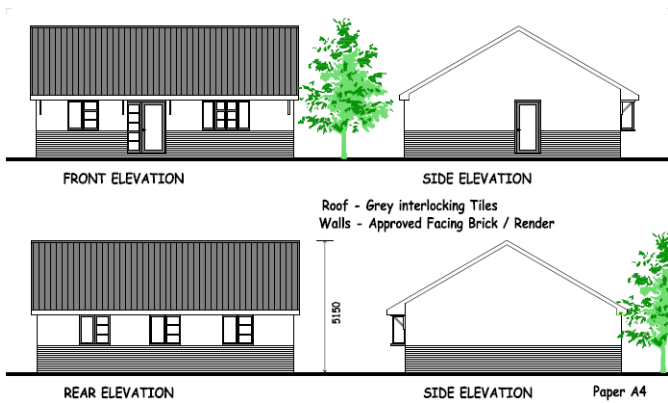


Fig 2: Proposed elevations

3.2.2 Access to the site is proposed via the existing splayed gated entrance that adjoins the back street serving properties on Sandy Lane.

3.2.3 Members are advised that the applicant has confirmed there is no intention to have touring caravans within the application site once the bungalow is constructed, and this application does not propose any.

3.2 Development Plan

3.3.1 The Development Plan comprises the Core Strategy and adopted Local Plan Part 2 – Site Allocations and Development Management Policies. In determining the current proposal the following are considered to be the most relevant policies:

3.3.2 Core Strategy

- CS1 – A Targeted Growth Strategy
- CS5 – Locations for New Housing
- CS6 – Housing Targets
- CS7 – Types of Housing
- CS16 – Form and Design of New Development

3.3.3 Local Plan Part 2

- Policy 1 – The Urban Boundary
- Policy 7 – Sustainable and Viable Development
- Policy 8 – Development and People
- Policy 9 – Development and the Environment
- Policy 10 – Accessibility and Transport
- Policy 11 – Design
- Policy 18 – Housing Mix
- Policy 36 – Climate Change
- Policy 41 - Landscape

3.4 Other Material Planning Considerations

3.4.1 Residential Design Guide Supplementary Planning Document

This document provides targeted advice to ensure high quality new homes. It aims to ensure that new development reflects the individual and collective character of areas of the Borough and promotes high standards of design. The document also seeks to ensure a good relationship between existing and proposed development in terms of protecting and enhancing amenity.

3.4.2 National Planning Policy Framework (NPPF) (2023)

Particular emphasis upon section 4 of the NPPF, which relates to decision making, section 5: delivering a sufficient supply of high quality homes, and Section 8; promoting healthy and safe communities.

3.5 Assessment

3.5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

3.5.2 Part of the site sits within an area designated as Green Infrastructure (GI) and Landscape Break. The overall designation extends to the south west, between Sandy Lane and Dale View and to the north east and north west, up to the rear of employment land fronting Branch Road and the junction of Cravens Brow and Sandy Lane.

3.5.3 GI is acknowledged as including parks, open spaces, playing fields, woodlands, allotments and private gardens. Policy CS19 states new development within these areas will only be permitted where there is no unacceptable adverse will The Council's SPD set out the acknowledged multiple functions of GI as:

- Setting the scene for growth, creating a good quality of place and quality of life and supporting sustainable economic growth;
- Supporting physical and mental health and well-being;
- Providing for recreation, leisure and tourism;
- Supporting the rural economy;
- Helping to manage flood risk;
- Supporting mitigation and adaptation to climate change;
- Positively benefitting the historic environment; and
- Enhancing the ecological network and promoting biodiversity.

Policy CS19 states new development within GI areas will only be permitted where there is no unacceptable adverse impact on these issues.

3.5.4 Policy 41 states that development will be permitted in such areas provided there is no unacceptable impact upon landscape character or the principle traits associate with it and that a landscape break will be maintained between Blackburn and Darwen. Land at Cravens Brow will be kept open and development that would erode its openness would not be permitted. This is to ensure that high quality development is accommodated sensitively while that which would undermine the character of the landscape is resisted.

3.5.5 The wider area to the south west and north east is characterised by stables, garages, sheds, greenhouses and commercial buildings which support a diverse range of activities. Consequently, the openness of this area is heavily

compromised. Its narrow form and position immediately straddled by residential form further limits its open value. Furthermore, part of the site to the north appears to sit outside of the GI / Landscape Break designation, being unallocated 'white land'.

3.5.6 The position within the emerging Local Plan 2021-2037 acknowledges recent changes in the locality, including the residential development of the nearby former Bear Hotel site, and has removed the green infrastructure and landscape designations that currently affect part of the site, identifying the entirety as 'white land'.

3.5.7 Taking the above circumstances into account, it is considered that the principle of residential development can be supported without detriment to the overall function of the GI / landscape break and on account of the emerging plan removing any such designation from the entirety of the site.

3.5.8 Furthermore, the principle of residential development in this location is consistent with the aims and objectives of Core Strategy policies CS5 and CS7, which identify the inner urban area as the preferred location for new housing and an emphasis upon the provision of new family housing and widening the choice of types of accommodation.

3.5.9 Residential Amenity:

Policy 8 requires proposals to safeguard the amenity of surrounding uses and future occupants, with reference to matters including, light, noise, vibration, loss of privacy/overlooking and the relationship between buildings. Those requirements are further addressed within the Council's adopted supplementary planning document (SPD): *Residential Design Guide*.

3.5.10 The submitted proposal is consistent with the minimum separation requirements set out within Policy RES 2G of the Residential Design Guide SPD and it concluded that the siting, size and form of the dwelling would not lead to conflict with the amenity of surrounding properties.

3.5.11 With regard to amenity standards for future occupants of the development; The proposed dwelling is consistent with the national space standards, whilst the plot is generous in size and easily accommodates external amenity space to meet the recreational needs of future occupants.

3.5.12 Public Protection colleagues have no objection to the scheme, subject to the use of standard conditions to address land contamination and restrict hours of construction (8am to 6pm - Monday to Friday; 9am to 1pm – Saturday; No site works on Sunday or Bank Holiday).

3.5.13 Public objections, in part, address issues relating to anti-social activity at the site, including late night noise and fires. Members are advised that the concerns relating to any unauthorised development within the site and associated activity are not material when considering the current proposal for a bungalow.

3.5.14 For the above reasons, the proposal is considered to meet the requirements of Policy 8 of the LPP2 (2015) as supplemented by the Residential Design Guide SPD.

3.5.15 Design / Appearance:

Policies CS16 and 11 require development proposals to represent a good standard of design through demonstrating an understanding of the sites wider context, and making a positive contribution to visual amenity. With regards to domestic developments, those requirements are reiterated by the Residential Design Guide SPD

3.5.16 The terraced dwellings along Sandy Lane are traditional in nature and faced in a mix of red brick and render. In contrast, the properties on Dale View are part of recent residential development which are contemporary and modern in design.

3.5.17 The proposed dwelling harmonises effectively with the adjacent, modern, Dale View development, given use of varied materials (red brick and rendered walling, with dark grey roof tiles) and similar fenestration details. Taking into account the varied nature of the dwellings within the immediate locality, the architectural appearance and character of the proposed dwellings will not appear as incongruous and discordant additions. Details of the external materials to be used will be conditioned prior to commencement to ensure satisfactory appearance.

3.5.18 Roof forms have been appropriately designed and complement the established area. The proposal is effectively 'back land' development and is thus not particularly prominent within the wider locality, save from view from neighbouring premises.

3.5.19 Notwithstanding the architectural merit of the proposed development, the proposal also represents an opportunity to remove unauthorised development from the site. Moreover, opportunity for soft landscaping (i.e. mature vegetation) will provide further enhancement from a visual and ecological perspective. Therefore, the proposal is seen as making a positive contribution to the surrounding area.

3.5.20 Given the above factors, compliance with Policies CS16 and 11 is achieved.

3.5.21 Environment:

Policy 9 requires that development will not have an unacceptable impact on environmental assets or interests, including but not limited to climate change (including flood risk), green infrastructure, habitats, species, water quality and resources, trees and the efficient use of land.

3.5.22 The site at the time of application has low ecological value, having been cleared and the majority of the area covered with limestone chippings. The removal of vegetation is cited in some of the public objections, though as no formal designations were in place, such as tree preservation orders, then the tree and other vegetation removal did not amount to development.

3.5.22 Notwithstanding the low ecological value at the time of application, should Members support the application the development offers an opportunity for ecological enhancement through landscaping and the provision of bat/bird boxes. Both matters can be secured via planning condition.

3.5.23 Neither the Council's drainage officers or United Utilities raise any objections, subject to the submission of a foul and surface water drainage scheme. Again, this will be secured via planning condition.

3.5.24 Accordingly, the proposed development complies with Policies 9 and 36 of the Local Plan Part 2

3.5.25 Highways:

Policy 10 relates to highway considerations and includes at section 3(i) a requirement for successful development to provide for the safe, efficient and convenient movement of all highway users. The policy is supplemented by the Council's adopted parking standards.

3.5.26 Vehicular access is proposed from the existing splayed access gates on the south west boundary of the site – vehicles would then pass along the back street and link to Sandy Lane, most likely via the existing opening between numbers 148 and 150.

3.5.27 It is acknowledged that the back street is un-adopted and currently uneven and unsurfaced. The Council's Highways Officer has subsequently offered strong concerns with the access arrangements given the back street is limited in width restricting space to manoeuvre, as well as the access route being unsurfaced and uneven in places. Also recognised are the substandard sightlines at the junction of the access track and Sandy Lane, due to vehicles parked on the highway.

- 3.5.28 Whilst these comments have been noted, it is important to consider several counter-arguments. Firstly, given the historic use of part of the land as a stable it has been demonstrated that cars, horseboxes and vehicles of a larger nature have all accessed the site on a regular basis using the existing access arrangements.
- 3.5.29 Furthermore, the un-adopted back street is used by the occupants of surrounding properties on Sandy Lane to park vehicles in their garages, or on hardstanding to the rear of their gardens. 27 such examples have been noted, though it is unclear how many of the identified parking spaces are used daily/regularly. In addition, similar arrangements also exist for commercial garage uses located to the south of the site, which are accessed via the back street and link to Sandy Lane. In addition, members are advised that there have been recent approvals relating to new dwellings to the rear of Sandy Lane:- Land to the rear of no 124 - 140 Sandy Lane (ref: 10/21/1240, dated 24th January 2022), amended by application 10/22/0327 dated 10th June 2022), and Land to rear 150-172 Sandy Lane (ref: 10/16/0175, dated 10th June 2016). During the assessment of each of these applications, highway officers offered strong concerns relating to the access to the application site, for the same reasons they have their concerns to the current application.
- 3.5.30 When the above factors are considered, the un-adopted access is already subject to regular vehicular movement – and those vehicles are also subject to the impaired sightlines presented at the junction with Sandy Lane. Despite these factors, no evidence of accident history has been provided to support a recommendation for refusal on highway safety grounds.
- 3.5.31 The proposal provides for a dedicated hardstanding area within the plot to meet parking needs. Two parking spaces are provided and the proposal therefore conforms to the Council's adopted standards for a two bedroom dwelling.
- 3.5.31 Taking the above factors into account – and mindful of the precedents provided by the recent approvals for dwellings on neighbouring land (10/20/1176, 10/21/1240 and 10/16/0175) – the proposal is considered, on balance to meet the requirements of Local Plan Policy 10. Members are also advised of the guidance in the NPPF, where Para 111 states "*Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe.*" It is demonstrated above with the overall planning balance of the proposed development, the impact on highway safety or the road network would not be severe to justify warranting refusal of the application.

3.5.32 Other Matters:

Public objections have included matters relating to the current unauthorised occupation of the site by the applicant and his immediate family. The impact on value of property has also been highlighted. These issues are not identified as being material to the assessment of this application.

3.5.33 A public objection also cites light pollution concerns, though given the absence of any external lighting within the current proposal it is unclear how the amenity of surrounding residents would be affected by lighting.

4.0 RECOMMENDATION

4.1 Delegated authority is given to the Strategic Director of Growth and Development and Deputy Chief Executive to approve planning permission, subject to the following conditions;

1. The development hereby permitted shall be begun before the expiration of three years from the date of this planning permission.

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Site Plan BP/RSL/01; Elevations BP/RSL/02; and Floor Plan BP/RSL/03, received 23rd July 2023

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. Prior to commencement of above ground works hereby approved, and notwithstanding the submitted details, written and illustrative details of the external walling, roofing, window and door materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details.

REASON: To ensure that the external appearance of the development is satisfactory; in accordance with Policy 11 of the Blackburn with Darwen Borough Local Plan Part 2 and the adopted Blackburn with Darwen Design Guide Supplementary Planning Document.

4. No development shall commence until a foul and surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include an investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). The scheme shall include, but not be exclusively limited to;

- (i) separate systems for the disposal of foul and surface water;
- (ii) details of the rate of surface water discharge from the site to any soakaway, watercourse or sewer, including provisions to ensure that the

- post-development discharge rate does not exceed the pre-development rate (incorporating a climate change allowance of 40%);
- (iii) details of any necessary flow attenuation measures, including the use of SUDS where appropriate;
 - (iv) details of how the scheme will be maintained and managed after completion; and
 - (v) a timetable for implementation, including details of any phased delivery.

All the agreed details and measures shall be entirely constructed and completed, in accordance with the approved details before the development hereby approved is brought into use, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Policy 9 - Blackburn with Darwen Borough Local Plan Part 2 (2015), and the National Planning Policy Framework.

5. Prior to the commencement of construction works on site, the developer must submit to the Local Planning Authority (LPA) for written approval:

- i. A comprehensive desk study report, including a preliminary conceptual site model (CSM) in text, plan and cross-section form. Detailed proposals for subsequent site investigation based on the CSM shall be included as appropriate; the developer will be advised whether any further site assessment is required.
- ii. If required by the LPA, the findings of the approved site investigation work, including an appropriate assessment of risks to both human health and the wider environment, arising from contaminants in, on or under the land (including ground gas) will be submitted. Where unacceptable risks are identified an updated CSM, remedial options appraisal and detailed remediation scheme shall be presented for approval. No deviation shall be made from this scheme without the written express agreement of the LPA.

REASON: To ensure that all reasonable steps have been taken to identify contamination at the site, in accordance with Policy 8 of the adopted Blackburn with Darwen Borough Council Local Plan Part 2.

6. Prior to the commencement of the permitted use, the developer must submit a comprehensive validation report to the LPA for written approval. The report shall demonstrate effective remediation in accordance with the agreed remediation scheme. All the installed remediation must be retained for the duration of the approved use and the LPA periodically informed in writing of any ongoing monitoring and decisions based thereon as appropriate.

REASON: To ensure that the site has been made 'suitable for use', and as such, does not pose a risk to future users of the site or the wider environment.

7. Should contamination be encountered unexpectedly during redevelopment, all works should cease, and the LPA should be immediately informed in writing. If unacceptable risks are identified, a remedial options appraisal and detailed remediation scheme should be presented, and agreed in writing by the LPA. No deviation shall be made from this scheme without the written express agreement of the LPA.

REASON: To protect the health of future occupiers of the site in accordance with Policy ENV3 of the Blackburn with Darwen Borough Local Plan.

8. Prior to the commencement of development hereby approved a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Trees and shrubs shall be planted on the site in accordance with the landscaping scheme during the first available planting season. The scheme shall include details of materials to be used for hard surfaces, and details of species to be planted, with their siting and planting distances, and shall be implemented during the first available planting season after the commencement of development. Trees and shrubs dying or becoming diseased, removed or being seriously damaged within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted during the first available planting season after the loss of the trees and/or shrubs.

REASON: To ensure that there is a well laid scheme in the interests of amenity in accordance with Policy 9 and 40 of the Blackburn With Darwen Borough Local Plan Part 2.

9. Prior to commencement of the development hereby approved, and notwithstanding the submitted details, a Construction and Environmental Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be strictly adhered to throughout the construction period. The Statement shall provide for:

- i) the management of construction traffic;
- ii) the parking of vehicles of site operatives and visitors;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in constructing the development;
- v) wheel washing facilities, including a method statement outlining how the developer intends to use and manage the facility. The approved wheel wash shall be put in place at all vehicle access points onto the public

highway when work commences and shall remain in operation throughout the period of development;

vi) measures to control the emission of dust, dirt and vibration; and

vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: In order to guard against disruption to highway users; to avoid hazardous deposits of debris onto the highway and to protect the amenity of the occupiers of the adjacent properties, in accordance with Policies 8, 9 and 10 of the Blackburn with Darwen Borough Local Plan Part 2.

10. Should pile driving or any other ground compaction technique be required on site, prior to the commencements of those works, a programme for the monitoring of generated noise and vibration shall be submitted to and approved in writing by the Local Planning Authority. The programme shall specify the measurement locations and maximum permissible noise and vibration levels at each location. Noise and vibration levels shall not exceed the specified levels in the approved programme.

REASON: In order to safeguard neighbouring amenity, in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.

11. Construction and / or demolition works shall not be permitted outside the following hours:

Monday to Friday 8:00 to 18:00

Saturday 9:00 to 13:00

Construction and demolition works shall not be permitted on Sundays or Bank or Public Holidays.

REASON: To safeguard the amenities of the adjoining premises and the area generally in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2.

12. Prior to first occupation of the development hereby approved, a scheme detailing the provision of bat and bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be in accordance with the approved details.

REASON: In the interests of biodiversity, in accordance with the requirements of Policy 9 of the Blackburn with Darwen Borough Local Plan Part 2

13. Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no development of the type specified in Classes A, B, C, D, E and F of Part 1 and Class A of Part 2 of that Schedule shall be carried out unless planning permission has been granted first.

REASON: Due to the restricted nature of the site, whilst the dwelling as approved is acceptable, any further extensions or alterations normally permitted under the above provisions may in this case conflict with the interests of adjacent properties or the amenity of the area generally in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2

5.0 PLANNING HISTORY

There is no relevant planning history for the site, but the following applications relate to the land immediately adjoining the northern boundary of the site;

10/21/1240 – Demolition of existing stable buildings and redevelopment of the site to provide two dwellings. One 3 bedroom bungalow with attached garage and one 4 bedroom detached house with independent garage, associated landscaping and improvement of existing site access (Approved January 2022)

10/22/0327 - Variation of condition No.2 (drawings) pursuant to planning application 10/21/1240 "Demolition of existing stable buildings and redevelopment of the site to provide two dwellings. One 3 bedroom bungalow with attached garage and one 4 bed detached house with independent garage, associated landscaping and improvement of existing site access" - Change from previously approved detached dwelling with independent garage to a 3 bed detached bungalow with detached garage. (Approved June 2022)

6.0 CONSULTATIONS

- 6.1 Public Consultation: 21 neighbouring properties have been individually consulted by letter and site notices displayed. 6 objections have been received and are set out within section 9 of this report.
- 6.2 Drainage: No objection, subject to a condition requiring foul and surface water drainage scheme to be agreed.
- 6.3 Public Protection: No objection, subject conditions relating to; land contamination and restriction on hours of construction (8am to 6pm - Monday to Friday; 9am to 1pm – Saturday; No site works on Sunday or Bank Holiday)
- 6.4 Environmental Cleansing: No objection, though bins will need to be taken to Sandy Lane for collection.
- 6.5 Highways: No public right of way implications.

The parking provision associated with this scheme amounts to 2 spaces for the two bedroom bungalow. The spaces conform to the council's standard. Although it is not clear, I assume vehicular access is to be taken from the unadopted highway between 150-148 Sandy Lane. The highway is uneven and unsurfaced. The red line boundary does not include this access road, and we would therefore request confirmation that the applicant has clear access from the highway to the site.

Access to the properties will be via an unadopted back street. Back Street are limited in width and are there for ancillary use, and not intended to be used for primary access routes. Often these passages are littered with bins and only passable by pedestrian. Sightlines to the right hand splay when exiting on to Sandy Lane are hindered, and are substandard.

To conclude we reserve making a formal recommendation, until further information in response to the above is received.

6.6 United Utilities: No objection

7.0 CONTACT OFFICER: Martin Kenny, Principal Planning Officer

8.0 DATE PREPARED: 4th October 2023

9.0 SUMMARY OF REPRESENTATIONS

Objection – Michelle Murphy. Received: 25/07/2023.

I wish to make my objections to the above planning application extremely clear.

I bought my property 2 years ago and at that time behind the houses on this specific block, was greenery, trees, wildlife and natural habitats. Now, only 2 years later, a 4 bedroom house is in the process of being built, a 2 bedroom house has been approved and currently the people who have put this application in have taken away all of the green space and replaced it with gravel. The rear of Sandy Lane is now an eyesore for everyone and there will be no green space left if this planning application is successful.

The access road at the rear of Sandy Lane has worsened considerably since work has started on the other 2 properties and it is now so difficult to use, that BwD Borough Council won't allow our waste bins to be collected in the same place as the refuse wagon will not drive down the access road. Recently, during a period of heavy rainfall, Mark Patterson had to temporarily fill in some of the damaged road so that our elderly neighbours could still drive their car. Having more cars, especially the size of the 2 vehicles this applicant owns, is only going to make the access road worse.

Prior to any application being made, there used to be silence behind the houses on Sandy Lane; now we are having noise issues and not from any construction work but from these applicants constantly playing music, living predominately outside and general comings and goings to their site.

Lower Darwen is becoming extremely overcrowded already and it is harmful to the environment and the ecosystem for further development. There are plenty of houses currently up for sale in Lower

Darwen that would house a family of 5....including a brand new estate at the top of Milking Lane. Realistically does Lower Darwen need anymore houses? I would suggest it does not.

Previous applicants on Sandy Lane have been rejected and I am aware that most recently Mark Patterson applied for permission to build a bungalow, but permission was not granted. I would question if permission was not given for that bungalow on the same street then why this permission would be granted.

Sandy Lane floods very often; only this weekend the bottom of Sandy Lane was closed due to flooding and any further development of the street is only going to make this issue worse.

I hope objections to this planning applications are not ignored.

Objection – Denise Douglas, Dale View, Blackburn. Received: 18/08/2023.

with regards to yet another planning application to construct a bungalow on land at the rear of sandy lane ...lower darwen ..residents on dale view myself included wonder to put it bluntly what the hell is going on as there are now 2 caravan an out building on there at the moment ..there seem to be no building going on at the moment ..there has been a space cleared for what looks like another caravan to come ..if a bungalow is requested why are they allowed to put caravans an massive gates on this land there seems to be no one bothered by the fact that these caravans keep appearing with no control from the council office and that they can just erect a caravan as an were they think fit ..

Objection – Julie & Scott Ferguson, 126 Sandy Lane, Lower Darwen, BB3 0PN. Received: 18/08/2023.

At the present time the applicants have already been illegally occupying this land as a gypsy caravan park (Briarcroft Projects) and changed the use of the land which has already had an impact on local residents.

The sides and back of Sandy Lane is used for residential garage access only and not a through road as they are constantly using it as. Even since moving on the land they have caused major ruts and ditches in the access road which is a concern. This traffic movement has already made a major impact making it unsafe. The back alley is no longer used by Blackburn with Darwen Council refuse collections due to safety issues.

They have already connected themselves to sewer , drainage and utilities which has the potential of causing future problems. They Must already be at maximum for the age of the facilities.

Regarding the work not already started - it has as they have already removed the trees and hedges and soakable ground prior to the application.

They have 4 living places on the land and built oversized gates and fences which are an eyesore and do not blend into the green area.

Hope you will not allow this application to continue as it is / will have a major negative impact on the area, surroundings, light pollution, air pollution, noise, late-night activities, privacy and value of our home.

Objection Mr & Mrs Briggs, 18 Dale View, Blackburn. Received: 21/08/2023.

We've lived at 18 Dale View for 12 years. The land to back of our house has only ever been used for allotments or minor agricultural use i.e. chickens, pigs, goats and growing the odd vegetable.

The land has agricultural holding numbers allocated to it and had an old pigsty until it was recently knocked down to make way for the new build.

The planning applications asked if work had already started. The application answer was no, but diggers have been on the plot levelling out and erecting gates.

In the supporting documentation there's reference to a "Gypsy Caravan Pitch"! The has never been a Caravan Pitch, although there are caravans on the adjacent land now. These caravans are very recent and only appeared during planning applications 10/20/1176 and 10/22/0305.

Another concern is the increased traffic on Sandy Lane and "Back Sandy Lane". The junior football teams play a little further down and when they do the traffic is a safety concern. People walking the dogs to the only green space we have will have to content with additional traffic.

Sandy Lane has already had concerns raised about the amount of traffic using this road. There's a local campaign trying to change the road to 1 way or residence only due to the safety concerns.

Based on the discrepancies in the application and safety concerns planning shouldn't be granted.

Objection – Iain Bland, 26 Dale View, Blackburn. Received: 29/08/2023.

I refer to your letter dated 07 August 2023 relating to the planning application 10/23/0640.

The site has been developed over the last several months to accommodate 2 caravans with associated sheds and fencing. It had been very upsetting to see well established trees torn down prior to approval from the council.

The fencing that has recently been erected runs through the middle of the site right where the plans indicate that the house will be built.

Limestone chippings have been laid at the front on the site for caravans to pitch up on.

There is also fake grass Installed at the front of each caravan pitch.

If it were the intention to build a house why has a fence recently been put up that would need to be removed so the house can be built?

Why have chippings and fake grass been laid that would have to be removed for the driveway to be installed?

Why have sheds been erected?

A shower block has been built on an adjoining site to service the needs of these residents.

Where is the electricity and water coming from to power the current site? Floodlight are switched on all night disturbing other residents and sleep.

Also, it is a common occurrence for fires to be set at night.

Our sleep is being disturbed at night by machinery running and works being carried out under the cover of darkness.

I wish to object to any further development of this site as the actions of the occupants would suggest that there is no intention to build a house.

I will be forwarding this email to your enforcement office and Jake Berry MP

2nd Objection – Iain Bland, 26 Dale View, Blackburn. Received: 29/08/2023.

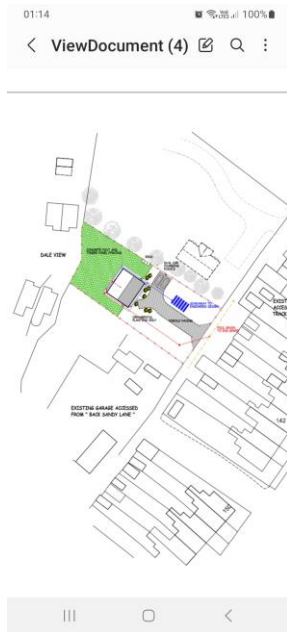
I have attached a photo taken this week and also the proposed site plan.

Please see attached photo which clearly shows one of the caravans pitched on limestone chippings with the fake grass at the front. The photo also shows one of the newly built sheds and the new dark fence directly behind the caravan. This fence divides the site into 2 separate sites. A wide gate has been erected to access the 2nd site, on the plans the garden for the proposed bungalow.

Your plans show the proposed bungalow's garden meeting the fencing at Dale View. That fencing is the paler fencing you can see in the distance right next to the house on Dale View.

Looking at the proposed plans for a bungalow, the newer darker fence would run directly through the bungalow. I hope this illustrates clearly the concerns.





Objection – Resident of Sandy Lane, Lower Darwen. Received: 29/08/2023.

I would like to put forward the following comments in relation to this proposal:

Should planning permission be granted this will mean a total in 5 properties to the rear of Sandy lane which do not fit in with the original character of the area. The majority of the open space will be consumed by residential property which will cause additional traffic to the area causing a lot of use of the back lane which is not suitable for large volumes of traffic. Most properties on Sandy Lane do not use the back lane daily and a lot of properties do not use it at all. Only a few have garages and drives, but some don't have a drive or garage at the back at all. A lot choose not to use it for the condition of the back lane. Additional with cars and vans coming and going regularly throughout the day causes concern as this will have a detrimental effect on the back lane. Bin men no longer use the back lane due to it not being safe for them to collect the bins. Additionally it would be a safety issue for the many walkers and children that use the back lane to access the old cricket ground.
